

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40/877 PLENTY ROAD SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

South Morang

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/877 PLENTY ROAD SOUTH MORANG VIC 3752	\$355,000	27-Jun-24
5/877 PLENTY ROAD SOUTH MORANG VIC 3752	\$370,000	20-Feb-14
3/877 PLENTY ROAD SOUTH MORANG VIC 3752	\$347,000	12-Sep-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 January 2025

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**2/877 PLENTY ROAD SOUTH
MORANG VIC 3752**

 2  1  1

Sold Price **\$355,000** Sold Date **27-Jun-24**

Distance **0.05km**



**5/877 PLENTY ROAD SOUTH
MORANG VIC 3752**

 2  1  -

Sold Price **\$370,000** Sold Date **20-Feb-14**

Distance **0.03km**



**3/877 PLENTY ROAD SOUTH
MORANG VIC 3752**

 2  1  1

Sold Price **\$347,000** Sold Date **12-Sep-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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